

DRAWING LEGEND (REFER TO GRAPHIC NOTES FOR ADDITIONAL INFORMATION)

	EXISTING TREE		EXISTING ROCK OUTCROPPING
	PROPOSED TREE		EXISTING TOPOGRAPHY
	PROPERTY LINE		LIMIT OF SPECIFIC AREA SPECIFIED
	EXISTING STRUCTURE TO BE REMOVED		EXISTING FENCE
	EXISTING STRUCTURE TO REMAIN		
	PROPOSED STRUCTURE		

VIRGINIA COORDINATE SYSTEM
OF 1983, NORTH ZONE

Mount Hope Baptist Church - Site Tabulations
Zoning Information - Site is subject to the Revised 1993 Loudoun County Zoning Ordinance

GPIN: Consolidated Parcels 13 & 12B
156-15-9668-000 - 42507 Mount Hope Road (Parcel 13 - 5.96744 Acres)
156-25-8201-000 - Former Parcel 12B - 3.96365 Ac.
(Total Acreage - 9.93109 Acres)

SPEX Uses:
-Church, Synagogue and Temple (Saturday, Sunday & Special Worship Days)
-Accessory uses include but not limited to: Sunday School Classrooms, Fellowship, Church Offices, Outdoor Events, Cemetery, Mausoleum or Memorial Park and Child Care Center (Monday - Friday 6am - 7pm).

Zoning:
R-1 - Single Family Residential

YARD REQUIREMENTS: (Refer to Section 3-104)
- Yards. Each lot shall have the following yards:

	Required	Provided
Front	35 feet min.	35 feet
Side	12 feet Min. one side and 9 feet other side.	12 feet
Rear	35 feet min.	NA

D. - Length/Width Ratio: 5:1 maximum.

Building Requirements:
- Lot Coverage, 25% maximum. (per 12/3/2007 Zoning revision)
- Building Height, 40 feet maximum. (per 12/3/2007 Zoning revision)

Utility Requirements:
- All utility distribution lines in the R-1 district shall be placed underground.
- Sewer will be extended per existing agreement with adjacent developer.
- Subject Property is currently served by public water.

Development Setback and Access from Major Roads:
- Setback. Per section 5-900 a 100 foot building setback and a 75 foot parking setback, exist from the R.O.W. of Belmont Ridge Road.

Proposed Uses:
A) Existing Worship (Church)
B) New Worship Space (Church Use)
C) Day Care (Child Care)

Landscape Screening & Buffers:
Landscape and screening will be provided in accordance with the ordinance at the time of site plan submission.

Required

	Required
Front	Type 3 - 20' minimum width (variable width around ex. cemetery and existing parking area)
Side	Type 2 - 20' minimum width along border with parcel 157-45-8152 (except at existing cemetery area.)
Rear	35 feet

Note: Location of Landscaping will be addressed in the site plan submission.

Lot Coverage (Limited to 25%):

Existing Buildings	5,696 sq.ft. (Lot Coverage: 5,696 / 432,598 = 1.3%)
Existing Buildings (minus shed 115 sq.ft., trailer 538 sq.ft. & 2-story structure 2,760 sq.ft.)	2,283 sq.ft.
New Fellowship/Classroom #1 & Child Care Bldg.	6,150 sq.ft.
New Classroom #2 Bldg. & Glass Enclosed Corridors	6,750 sq.ft.
New Sanctuary Bldg. & Enclosed Corridors	11,800 sq.ft.
New & Existing Building Area Total	26,983 sq.ft.
Lot Coverage (26,983 / 250,942)	10.75%

Note: A) Parking lots are excluded from the above calculations.
B) Square footage areas listed are for the footprint (lot cover) calculations & exclude, cellars, balconies or mezzanines.

Parking & Loading Requirements by Use:

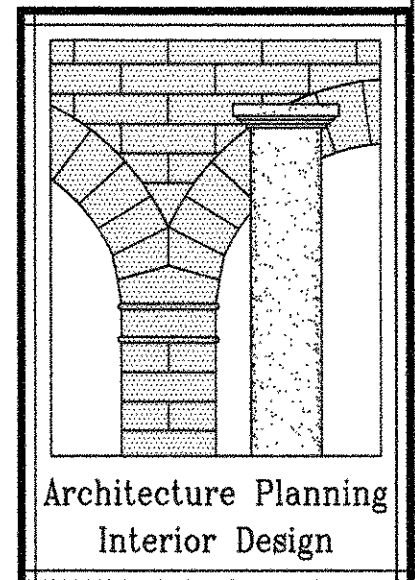
	Required	Required	Provided
Churches	500 x .25/person in permitted capacity. 500x.25 = 125 (Section 5-1102)	125	127 (Lots A,B & C)
Child Care	minimum one (1) parking space per twenty (20) children. (Section 5-609) 2/person in licensed day care is capacity plus 1 per employee (section 5-1102)	2 8	2 8
Total		135	137
Loading	a designated pick-up zone - see plans	0	0

Note: Per staff comment, only general parking areas are shown. The exact number and locations for parking and loading spaces will be determined during site plan review.

Playground Data (Proposed with Phase II)
Proposed Size - 45' x 100' = 4,500 sqft.
Number of Children = 60
Required size 60 children x 75' = 4,500 sqft.
Note: Child care facility shall be located in Phase I and Phase II and shall not exceed 60 children.

- NOTES:**
1. SURVEY DRAWING AND EXISTING CONDITIONS DRAWINGS PROVIDED BY CHRISTOPHER CONSULTANTS.
 2. CERTAIN INFORMATION INDICATED HEREIN IS SUBJECT TO SITE PLAN REVIEW.
 3. SITE IS SERVED BY PUBLIC WATER.
 4. SITE SHALL BE SERVED BY PUMP AND HAUL PERMIT AS APPROVED BY THE COUNTY UNTIL SUCH TIME AS PUBLIC SEWER IS AVAILABLE. (REF. PERMIT # T801D100001)
 5. THE EXACT NUMBER OF AND LOCATION FOR, PARKING AND LOADING SPACES WILL BE DETERMINED WITH SITE PLAN SUBMISSION.
 6. NO STEEP SLOPES ARE ON SITE.
 7. FINAL LOCATIONS FOR ALL PLANTING INTENDED TO FULFILL PARKING LOT LANDSCAPING AND SCREENING REQUIREMENTS WILL BE DETERMINED DURING SITE PLAN REVIEW AND WILL COMPLY WITH SECTION 5-1413.
 8. SITE SIGNAGE SHALL MEET THE REQUIREMENTS OF SECTION 5-1200 OF THE ZONING ORDINANCE.
 9. SITE LIGHTING SHALL MEET THE REQUIREMENTS OF SECTION 5-1504 OF THE ZONING ORDINANCE.
 10. DEVELOPMENT SHALL CONFORM TO SECTION 5-1507, NOISE STANDARDS.
 11. PARKING AREAS SHALL BE PHASED TO MATCH THE BUILDING EXPANSIONS. ALL REQUIRED PARKING FOR EACH EXPANSION WILL BE PROVIDED ACCORDINGLY.
 12. THIS SPECIAL EXCEPTION PLAT HAS BEEN PREPARED TO ADDRESS THE PRE-ABANDONMENT OF MOUNT HOPE ROAD BY VDOT.
 13. IF ANY BUILDING PERMIT IS RECEIVED FOR THE CHURCH EXPANSION, AS SHOWN ON THE SPEX PLAT, THE PERIOD OF VALIDITY IS SATISFIED & THE REMAINING STRUCTURES MAY BE BUILT WITHOUT RISK OF EXPIRATION.

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Architecture Planning
Interior Design

PROJECT:
MOUNT HOPE BAPTIST CHURCH
PROPOSED SPEX Non-Abandonment
GPIN# 156-25-8201-000 (Parcel 12B) & 156-15-9668-000 (Parcel 13)
42507 Mount Hope Road, Ashburn, Virginia 20148

ISSUED:
6/8/07 - ZONING

REVISIONS:
1/9/08 - STAFF COMMENTS
2/12/08 - STAFF COMMENTS
4/5/08 - STAFF COMMENTS
11/11/08 - STAFF COMMENTS
1/21/09 - SPEX ALTERNATIVES
5/01/09 - STAFF COMMENTS

SHEET/TITLE
SPECIAL EXCEPTIONS PLAT
Sheet 7 of 8

SPEX-1

SPECIAL EXCEPTION PLAT (SPEX)
SCALE: 1" = 40' - 0"

